Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph (615) 883-5882 Fax (615) 883-7543

WARRANTY DEED	State of Tennessee County of DAVIDSON The actual consideration or value, whichever is greater, for this transfer is **$65,000.00.** Affiant Subscribed and sworn to before me this the 4th day of May, 2005. Notary Public My commission expires: (AFFIX SEAL)

W. CLARK LARGE DAVIDSON CO., TENN.
MY COMMISSION EXPIRES JANUARY 28, 2006

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
[redacted] Jackie H Gross	**SAME**	**061-11-014.00**
4203 Burrus Street	Davidson County DEEDWARR Recvd: 05/06/05 14:39 2 pgs Fees:13.00 Taxes:240.50	
Nashville, TN 37216	20050506-0051515	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Earline Howard, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

[redacted] Jackie H Gross

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Phillips Subdivision, as of record in Book 2083, page 41, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Earline Howard, an unmarried person, by Deed from Dorothy A Ashworth and Lorene A Campbell, both unmarried persons, dated 07/31/1992, of record in Book 8694, page 429, Register's Office for Davidson County, TN.

This is improved property, known as **4203 Burrus Street, Nashville, TN 37216**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this **4th** day of **May, 2005.**

Mary Earline Howard by Atty. Julie Wright
Attorney in Fact

Mary Earline Howard by atty in fact Julie Wright

STATE of TN

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for said County in said State, personally appeared **Julie Wright** as Power of Attorney for **Mary Earline Howard**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the instrument for the purposes therein, contained and who further acknowledged that she is the Power of Attorney of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument of behalf of the maker.

Witness my hand and official seal at office, this the 4th day of May, 2005.

Notary Public
My Commission Expires:_____

MY COMMISSION EXPIRES:
JANUARY 28, 2008